BILL GARRETT, Davidson County
Trans:T20120000147 DEEDQC
Recvd: 01/03/12 10:46 2 pgs
Fees:12.00 Taxes:0.00
20120103-0000203

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Charles Douglas Gunselman	NEW OWNER	107-5
1107 General McArthur Dr.		94
Brentwood, TN 37027		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Charles Douglas Gunselman**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Charles Douglas Gunselman and wife Teresa Gunselman, as to an undivided one-third interest, Kenneth D. Gunselman and wife, Cynthia L. Gunselman, as to an undivided one-third interest, and Rebecca Bowling Osborn, as to an undivided one-third interest,** all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Bel-Air Subdivision, Section II, recorded in Book 2900, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 76 feet on the westerly side of Dabbs Avenue and extends back 152 feet on the north line and 143 feet on the south line to a line in the rear on which it measures 55 feet.

BEING the same property conveyed to Charles Douglas Gunselman by deed dated August 31, 2001, from Charline F. Gunselman of record as Instrument #20011019-0114546 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1965 Dabbs Avenue, Nashville, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 29th day of December, 2011.

Charles Douglas Gunselman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Charles Douglas Gunselman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged homself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of December, 2011.

Notary Public

My Commission Expires: 02/20/12

HEATHER M. G. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 29th day of December, 2011.

Notary Public

My commission expires: 02/20/12

HEATHER M. G. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY